

NO TRANSFER  
TAX PAID

58-15

# 3670

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that KJ Realty, a Maine General Partnership, with all of its General Partners being Robert Karvonen and Murielle Karvonen, located in Waterville, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration paid by Robert Karvonen and Murielle Karvonen the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Robert Karvonen and Murielle Karvonen, as joint tenants and not as tenants in common, and their heirs and assigns forever;

A certain lot or parcel of land with the buildings thereon, known as Number 84 College Avenue in Waterville in the County of Kennebec and State of Maine, described as follows:

Beginning at a stone monument in the west line of College Avenue and the north line of High Street; thence running westerly in the north line of High Street sixty (60) feet to the southeast corner of land formerly of Albert Wade; thence northerly in said Wade's easterly line fifty (50) feet; thence easterly on the south line of land conveyed by C.E. Gray, N. G. Pulsifer and L.E. Thayer, on February 22, 1890, to J.H. Giroux, to the west line of College Avenue; thence southerly in the west line of College Avenue fifty-one (51) feet to the point of beginning.

Also that certain parcel of real estate situated in Waterville in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Beginning at the intersection of the northwesterly line of College Avenue and southwesterly line of Spruce Street and running S 34° 54' 40" W, bounded southeasterly on College Avenue one hundred sixty-two and 53/100ths feet (162.53) to the easterly corner of land now or formerly of Adelbert J. Watts; thence turning an interior angle of 92° 15' 20" and running N 57° 20' 40" W bounding southerwesterly on said land now or formerly of Adelbert J. Watts sixty-eight and 70/100ths feet (68.70) feet to the southeasterly line of land now or formerly of Lucien L. and John B. Vellieux; thence turning an interior angle of 92° 54' 05" and running N 29° 45' 15" E bounding northwesterly on said land now or formerly of Lucien L. and John B. Vellieux forty-six and 29/100ths (46.29) feet to a point; thence turning an angle of 274° 25' 20" and running N 64° 40' 05" W bounding south westerly on said land now or formerly of Lucien L. and John B. Vellieux fifty-three and 69/100ths (53.69) feet to the southeasterly line of land now or formerly of Hattie S. Painter; thence turning an interior angle of 90° 00" and running N 25° 19' 55" E bounding northwesterly on said land nor or formerly of Hattie S. Painter and on land now or formerly of Clayton J. and Albertine Gilbert one hundred three and 76/100ths (103.76) feet to the southwesterly line of Spruce Street; thence turning an interior angle of 90° 37' 30" and running S 65° 17' 35" E bounding northeasterly on Spruce Street one hundred forty-five and 32/100ths (145.32) feet to the point of beginning,

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making an interior angle of 79° 47' 45" with the first described course.

Being the same premises conveyed to KJ Realty by Warranty Deed from Alberic Pelletier and Caribel M. Pelletier dated August 10, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3596, Page 015. Timothy C. Jolicoeur withdrew from the partnership by agreement dated January 26, 1990, and Murielle Karvonen became a partner the same date.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Robert Karvonen and Murielle Karvonen as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And I do covenant with the said Grantees, as aforesaid that it is lawfully seized in fee of the premises, that they are free of all encumbrances, that it has good right to sell and convey the same to the said Grantees to hold as aforesaid, and that it and its heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, it, the said KJ Realty individually in this deed as Grantor, and relinquishing and conveying all its rights in the above described premises, has hereunto set its hand and seal this 28<sup>th</sup> day of April in the year of our Lord one thousand nine hundred and ninety-four.

Signed, Sealed and Delivered  
in the Presence of

LS Beez  
Witness

Robert Karvonen  
Robert Karvonen, Partner

LS Beez  
Witness

Murielle Karvonen  
Murielle Karvonen, Partner

STATE OF MAINE  
KENNEBEC, SS.

April 28<sup>th</sup>, 1994

THEN PERSONALLY APPEARED the above named Robert Karvonen and Murielle Karvonen and acknowledged the foregoing instrument to be their free act and deed.

RECEIVED KENNEBEC SS.

96 SEP -9 AM 9:00

ATTEST: Thomas R. Brown  
REGISTER OF DEEDS

Before me,

Laura A. Laverdiere  
Notary Public/Attorney at Law  
LAURA A. LAVERDIERE  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MARCH 27, 1999